doors must be fixed in reveals at a distance from the external face of the wall of four inches at the least. And such wood and iron work as shall be required for breastsummers, girders, and story-posts (which must be only in the lowest and second stories), must be fixed at a distance from the external face of the wall of two inches at the least; and must not exceed a height of 15 feet from the public foot pavement or footway in front of the building to the underside of the breastsummer or girder. And shop-fronts must be fixed in such manner as is herein specially directed. And the piers of door-cases to warehouses must be fixed in the openings left in such walls, at a distance from the external face of the wall of two inches at the least.

Breastsummers.—With regard to every breastsummer fixed to carry any front wall of a building,—if such breastsummer have a bearing at one end upon a party-wall,—then it must be laid upon a template or corbel of stone or iron, which template or corbel must be tailed through such wall at least two-thirds of the thickness thereof; and the end of such breastsummer must not be fixed into, and must not have its bearing solely on such party-wall, but must be supported by a sufficient pier built of brick or stone, or an iron column, or iron or timber story-post fixed on a solid foundation. And if any such breastsummer have its bearing at each end upon a party wall,—then it must be supported by at least two sufficient piers built of brick or stone, or by iron columns or iron or timber story-posts fixed on solid foundations. And every such breastsummer must be of such scantlings, and fixed and supported in such manner as shall be satisfactory to the surveyor.

Materials to be used in Repairs.—And with regard to old external walls or other external inclosures of any building already built, in reference to materials to be used in the repair thereof; If any such wall or inclosure be not built of the materials required by this Act for external walls or other external inclosures hereafter to be built,—then every part of such wall or other external inclosure (except the inclosure of roofs, and the flats, gutters, dormers, turret-lights, and other roof projections thereon), may be at all times thereafter repaired with materials of the same sort as those of which such external wall or inclosure has been already built.

Materials to be used in Rebuilding.—But if any such external wall or inclosure be at any time hereafter taken down or otherwise demolished for the height of one story, or for a space equal to one-fourth of the surface thereof,—then every part thereof, not built in the manner and of the several materials by this Act directed for external walls, must be taken down; and the same must be rebuilt in such manner, and of such materials, and in all respects as by this Act directed for external walls hereafter to be built, according to the class and rate of the building to which such external wall or inclosure shall belong.

External Wall used as a Party-wall.—And with regard to external walls to be used as party-walls to any building adjoining thereto (except an attached building or office as is hereinbefore described); If the external wall of any building (not such footings, or be not of such heights and thicknesses, or be not built in such manner and of such materials as are herein directed for party-walls of buildings of the highest rate to which such wall shall adjoin,—then such external wall must not be used as a party-wall for any such building; but there must be a distinct external wall, built as herein described, for external walls, of the rate to which it shall belong.

SCHEDULE (D).—PART III.—PARTY-WALLS.

Division of Buildings.—And with regard to walls used to divide single buildings into two or more: If it be intended to divide any building into two or more distinct parts, then every wall for that purpose must be built as a party-wall, in the manner and of the materials, and of the several heights and thicknesses for party-walls of the highest rate of building to which such party-wall shall belong or adjoin, as prescribed in reference to the thicknesses of party-walls in Schedule (B). And if any building already built, or which shall be hereafter built, be converted, used, or occupied as two or more separate buildings, each having a separate entrance and staircase, and each being separately rated to the poor,—then every such building shall be deemed to be two or more separate houses, and must be divided from each other by a party-wall or party-arch or arches, built in the manner and of the materials required for party-walls or for party-arches for the class and rate to which the largest of the buildings so divided shall belong.

Site of Walls.—With regard to party-walls, in reference to the site thereof: If the buildings be of equal rate, then such party-wall must be built on the line of junction of such buildings, one-half on the ground of one owner belonging to one of such buildings, and one-half on the ground of the other owner belonging to the other of such buildings: If such buildings be of different rates, then such wall must be built on the line of junction thereof, as follows; that is to say, so much thereof as shall be required for the building of the higher rate, on the ground of the owner of such building, and so much thereof as shall be required for the building of the lower rate, on the ground of the owner of such building of the lower rate. And if such building of the lower rate be thereafter enlarged or altered, so as to become a building of a higher rate, then the owner of such first-mentioned building of the higher rate, for the time being, shall be entitled to receive from the owner of such building of the lower rate such sum of money as shall be a sufficient compensation for the ground occupied by that portion of the party-wall which, according to the rate of the building enlarged, ought to have been built by his owner on his own ground.

Construction and Materials.—And with regard to party-walls, in reference to the materials thereof (except flues and those parts thereof in which it may be required to fix iron-work, and the following iron or timber, viz., the sides of story-posts, the ends of girders, and breastsummers and trimming joists, and principal timbers of roofs, and beads and sills of partitions and wood-bricks); Every part of such party-wall must be built solid, and of good sound bricks, or good sound stone, or good sound bricks or stone, properly bonded and set in good and well-compounded mortar or cement. And as to the said timber or iron, in reference to the position thereof, the sides of story-posts, not exceeding fifteen feet in height above the pavement of the street in front thereof, the ends of girders, sometimes, trimming joists, principal timbers of roofs, and heads and sills of partitions, the ends of such timbers and wood-bricks must be fixed at a distance of four inches at the least from the centre of such party-wall. But if the ends of timbers be carried on iron shoes or stone corbels, then such iron shoes or stone corbels may be built into the wall at least two-thirds of the thickness of such wall. And the top of every such party-wall must be finished with one course of sound stock-bricks, set on edge with good cement, or a coping of any other waterproof and fireproof covering.

Height.—And with regard to party-walls, in reference to the height thereof: If a party-wall adjoin to any roof, —then such party-wall must be carried up and remain one foot six inches at the least above the part where the party-wall and roof adjoin, measured at a right angle with the back of the rafters of such roof. And if any party-wall adjoin a gutter, then such party-wall must be carried up, and remain two feet at the least above the highest part of any such gutter. If there be fixed within five feet of a party-wall, upon the flat or roof of the building, any turret, dormer, lantern-light, or other erection,—then every such party-wall must be carried up next to every such turret, dormer, lantern-light, or other erection, and must extend one foot six inches higher, and one foot six inches wider than any such erection on each side thereof.

Openings in Party-walls.—And for the purpose of regulating the making of openings through any party-wall between one dwelling-house and another, when by two or more dwelling-houses shall be united. With regard to any dwelling-houses which when so united will contain more than one dwelling; and between external and party-walls of which are such as are herein prescribed for buildings of the fifth rate of the first class, if such dwelling-houses shall be and continue to be in the same occupation, and if the poor-rates in respect thereof shall be paid by the same person,—then upon its being declared by the official referees that in their opinion the stability of any such number of such dwelling-houses will not be endangered by making such openings, they may be be made accordingly.

Recesses and Chases.—And further, with regard to any party-wall, as to recesses, and to chases in such wall: In every story above the level of the floor of the third story, no recess must be left or made for the turning of any arched over, and so that the back thereof be not nearer than seven inches to the centre of the party-wall, and so that the stability of such party-wall be not endangered thereby. If any flues be required for the insertion of ends of walls, of piers, of chimney-jambs, of sides of flues, of metal pipes, or of iron story-posts,—then every chase for any such purpose must not be left or cut nearer than four inches at the least to the centre of a party-wall, and at the distance of nine inches at the least from any front or back wall, and at the distance of seven feet six inches at the least from each other on the same side of the wall, and must not be formed wider than nine inches. And if any such flue be required to be left or made for the insertion of templates, or of landings, or of stone steps, of of corbels, or of iron shoes, or of ends of girders, or of ends of breastsummers, or of ends of trimming joists, or of heads and sills of partitions, or of ends of principal timbers of roofs,—then such hole or cavity must not be left or cut deeper than to a third of the thickness of such wall; and no such insertion be laid, such hole or cavity must again be made good.

SCHEDULE (D).—PART IV.—PARTY-WALLS AND PARTY-ARCHES BETWEEN INTERMIXED PROPERTY.

And with regard to any building already built, having rooms or floors, the property of different persons, so built intermixed, without being separated by any party-wall or party-arch or stone floor: If either of such houses shall be altogether or in part rebuilt, to the extent of one-fourth of the cubical contents thereof,—then such intermixed properties must be separated from each other as follows; that is to say, vertically,—so far as they adjoin vertically, they must be separated by a party-wall. If they adjoin horizontally,—then so far as they adjoin horizontally, they must be separated either by a floor formed of brick, tile, stone, or other proper and sufficient incombustible materials, subject to the consent of the official referees, or by a floor formed of iron girders and brick arches or stone landings, or tiles, or by a party-arch or party-arches of brick or stone, of the thickness of nine inches at the least, if the span do not exceed nine feet, and thirteen inches at the least if the span exceed nine feet; and such floor or party-arch or party-arches must be built with sufficient abutments and in a sufficient manner,

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SCHEDULE (D).—PART V.—BUILDINGS OTHER PUBLIC WORKS.

And with regard to buildings extending over any public way, as to the part thereof which extends over such way, so far as relates to the separation of such part from such public way: If such part be rebuilt,—then it must be separated from such public way, either by a floor or arch formed of brick or stone, or of other incombustible materials, subject to the consent of the official referees, or by a floor formed of iron girders and brick arches or stone landings, or by an arch formed of brick and stone; which arch, if the span thereof do not exceed nine feet, must be of the thickness of nine inches at the least, and which, if the span exceed nine feet, must be of the thickness of thirteen inches at the least. And such floor or arch, with its abutments, must be built in such manner as shall be approved of by the surveyor; but there must not be formed over such public way any ceiling of lath and plaster, or of lath and cement.

SCHEDULE (D).—PART VI.—PARTY FENCE-WALLS.

And with regard to party fence-walls, in reference to the thickness thereof, and to the height thereof: The footing of every party fence-wall must be six inches high at the least, and nine inches wider at the least than the wall immediately above it; and the top thereof must be in depth three inches at the least below the surface of the ground adjoining; and every such footing must be built in two courses at the least. And the thickness of every such party fence-wall must be in every part thereof one-twelfth at the least of the whole height of the wall, measured from the top of the footing to the top of the wall, and including any coping upon the wall; or if the wall be less than 8½ feet high, then such thickness thereof must be 8½ inches at the least. And every party fence-wall, less than nine feet above the ground on either side thereof, may be raised to that height by the owner of the ground, on the side on which it is less than that height; but upon condition that he do pay all the costs and charges of so raising it.

SCHEDULE (E).—(*See* § 5.)—Rules concerning External Projections.

Projections from Walls of Buildings.—And with regard to all buildings, in reference to projections therefrom (except the portions of churches, chapels, theatres, or other public buildings, but including shops, cellar-doors, and area inclosures): The sale of all such buildings must be set back, so that all projections therefrom, and also all steps, cellar-doors, and area inclosures, shall only overhang or occupy the ground of the owner of such building, without overhanging or encroaching upon any public way.

Porticoes projected over Public Ways.—And with regard to the porticoes of any church, chapel, theatre, or other public building of the third class: If the building of the same shall have been previously sanctioned by the official referees, by writing under their hands, and if objection be not made by any party interested within one month thereafter, and if upon such objection or appeal her Majesty's principal Secretary of State acting for the Home department do not decide in favour thereof, then such porticoes may be built over the foot pavement of any street or alley which shall be fifty feet wide at the least (notwithstanding any Act heretofore passed to the contrary).

Projections from Face-walls, &c.—And further, with regard to buildings, in reference to projections therefrom: As to copings, parapets, cornices to overhanging roof, blocking-courses, cornices, piers, columns, pilasters and entablatures, facias, door and window dressings, or other architectural decorations, forming part of an external wall, all such projections may project beyond the general line of fronts in any street or alley, but must be built of the same materials as are by this Act directed to be used for building the external walls to which such projections belong. And as to all balconies, verandahs of light open iron-work, porches, porticoes, shop-fronts, open inclosures of open areas, and steps and water-pipers, and to all other projections, not being shop-fronts, not forming part thereof, every such projection (except such part of shop-fronts, and the frame- and sashes of the windows and doors, in reference to the necessary woodwork thereof, may project beyond the general line of fronts in any street or alley, but must be built of brick, tile, stone, artificial stone, slate, cement, or metal, or other proper and sufficient incombustible materials.

Projections from insulated Buildings.—Provided always, with regard to any insulated buildings, that if the projections be at the least 10 feet from any public way, and if they be at least 20 feet from any other building not in the same occupation, then such projections are exempted from the restrictions of this Act.

Wooden Shop-Fronts and Shutters.—And with regard to shop-fronts and their entablatures, their shutters and pilasters and stall-boards, made of wood: If the street or alley in which such front is situate be of less width than 30 feet,—then no part of such shop-front must be higher, in any part thereof, than 15 feet; nor must any part, except the cornice, project more than five inches; nor must the cornice project more than 13 inches. If the street or alley be of a greater width than 30 feet,—then no part of such shop-front must be higher in any part thereof than 15 feet; nor must any part except the cornice project more than 10 inches; nor must the cornice project more than 18 inches. And the width of such street or alley must be ascertained by measuring the same, as hereinafter directed with regard to the streets and alleys. And the wood-work of such shop-front must not be fixed nearer than 4½ inches to the centre line of a party-wall. And with regard to such wood-work; If it be put up at such distance then as 4½ inches to a corbel, tail, or stone or of brick or other incombustible material, and of the width of 4½ inches at the least, must be fixed against such wood-work, so as to be as high as such wood-work, and so as to project one inch at the least in front of the face thereof. And the height of every shop front must be ascertained by measuring from the level of the public foot-pavement in front of the building. And every sign or notice-board fixed against or upon any part of any house must be so fixed that the top shall be within 18 feet at the most above the level of the street or alley.

Projections beyond the general Line of Buildings and Public Alleys.—And with regard to buildings already built or hereafter to be rebuilt, as to how windows or other projections of any kind: Such projections must neither be built with nor added to any building on any face of an external wall thereof, so as to extend beyond the general line of the fronts of the houses (which general line may be determined by the surveyor), except so far as is hereinbefore provided with regard to porticoes projected over public ways, and with regard to projections from face-walls and shop-fronts;